

ESTATE LAND AUCTION

Friday, April 5 - 10:00 AM

Located 2 miles South of Delta, IA on Hwy 21 to 250th Street, then West 1/2 mile, then North up the lane.

FSA Information:

95.9 CRP acres @ \$120.46/acre, final payment October, 2017.

16.9 crop acres, all corn base with 107 bu. yield.

Balance in timber.

Overall CSR - 39.24

Most acres are hillsides with very little susceptible to flooding.

TAXES: \$2428.00/year

TERMS: 20% down day of auction, balance at closing in approximately 30 days. Possession at final closing. This farm could be taken out of the CRP program at no expense to the buyer.

AUCTIONEER'S NOTE: Great turkey & deer hunting area with potential for pheasants. Access to the Skunk River. For more information and maps contact the auction company or check our website.

Carl Hartwig Estate
John Wehr, attorney for the estate



HI-\$ AUCTION

641-622-2015
www.hidollar.com